

OWNERS CERTIFICATE

STATE OF TEXAS  
COUNTY OF COLLIN  
CITY OF FRISCO

WHEREAS, **THE RUDMAN PARTNERSHIP, LTD.**, is the owner of all that certain 9.255 acre tract of land situated in the James Bolin Survey, Abstract No. 32, City of Frisco, Collin County, Texas, and being all of Lot 2, Block A of Lebanon-Parkwood Addition, an addition to the City of Frisco, according to the Plat thereof recorded in Instrument Number 2015-189 of the Plat Records of Collin County, Texas, the subject property being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" capped iron rod stamped "Brown & Gay" found for the Southwest corner of Lot 1, Block A of Preston North Estates, an addition to the City of Frisco according to the Plat thereof recorded in Cabinet 6, Page 75 of the Plat Records of Collin County, Texas, and being the most eastern southern corner of said Lot 2, said point lies in the North Right-of-Way line of Old Lebanon Road;

Thence South 89°48'13" West with the North Right-of-Way line of said road for a distance of 29.77 feet to a 5/8" capped iron rod stamped "Brown & Gay" found for corner;

Thence South 00°37'18" East with the East Right-of-Way line of Old Lebanon Road for a distance of 295.75 feet to a 5/8" capped iron rod stamped "Brown & Gay" found at the beginning of a corner clip at the intersection of Old Lebanon Road & Lebanon Road, as dedicated in Instrument Number 2014-293 of the Plat Records of Collin County, Texas;

Thence South 44°45'49" West traversing across said corner clip for a distance of 34.95 feet to a 3/8" iron rod found in the North Right-of-Way line of Lebanon Road;

Thence along the North Right-of-Way line of said Lebanon Road the following calls to wit:

North 89°54'33" West for a distance of 20.73 feet to a 1/2" capped iron rod set stamped "Eagle Surveying";

North 86°05'54" West for a distance of 109.70 feet to an "X" cut found in concrete;

North 86°18'16" West for a distance of 40.98 feet to a 1/2" capped iron rod stamped "Eagle Surveying" set;

North 89°54'24" West for a distance of 115.01 feet to a 1/2" capped iron rod stamped "Eagle Surveying" set at the Southeast corner of Lot 1, Block A of Lebanon-Parkwood Addition, an addition to the City of Frisco, according to the Plat thereof recorded in Instrument Number 2014-239, Plat Records of Collin County, Texas;

Thence North 00°52'17" West with the East boundary line of said Lot 1 for a distance of 305.04 feet to a 1/2" capped iron rod stamped "Eagle Surveying" set for an interior all corner;

Thence North 89°54'24" West with the North boundary line of said Lot 1 for a distance of 309.68 feet to a 1/2" capped iron rod stamped "Eagle Surveying" set for corner in the East Right-of-Way line of Parkwood Boulevard;

Thence North 09°03'12" West with the East boundary line of said Boulevard for a distance of 17.37 feet to a 1/2" capped iron rod stamped "Eagle Surveying" set at the beginning of a curve to the left, having a radius of 1560.12 feet with a chord bearing and distance of North 15°30'57" West, 404.44';

Thence along said curve, an arc distance of 405.59 feet to a 1/2" capped iron rod stamped "Eagle Surveying" set for the Northwest corner of the herein described tract, and being the Southwest corner of Lot 3, Block A of said Lebanon-Parkwood Addition;

Thence North 88°13'25" East with the South boundary line of said Lot 3 for a distance of 80.48 feet to a 1/2" capped iron rod stamped "Eagle Surveying";

Thence North 89°10'26" East continuing along the Southern boundary line of said Lot 3 for a distance of 680.51 feet to a 1/2" capped iron rod stamped "Eagle Surveying" set for the Northeast corner of the herein described tract, and being the Southeast corner of said Lot 3, said point lies in the West boundary line of Lot 6, Block A of said Preston North Estates;

Thence South 00°56'14" East with the West boundary line of Block A of said Preston North Estates for a distance of 441.80 feet to the POINT OF BEGINNING and there terminating, enclosing 9.255 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT THE RUDMAN PARTNERSHIP, LTD., acting herein by and through its duly authorized officer, does hereby certify and adopt this plat designating the herein above described property as **LEBANON-PARKWOOD ADDITION, BLOCK A, LOTS 2, 4 & 5**, an addition to the City of Frisco, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. That **THE RUDMAN PARTNERSHIP**, does herein certify the following:

1.) The streets and alleys are dedicated in fee simple for street and alley purposes.

2.) The easements are dedicated in fee simple for utility purposes, and/or for other purposes.

3.) The easements and public use areas, as shown, and dedicated by this plat, are dedicated for the public use forever for the purposes indicated on this plat.

4.) No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements if approved by the City of Frisco.

5.) The City of Frisco is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.

6.) Utility easements may also be used for the public utility use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Frisco's use thereof.

7.) The City of Frisco and public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements of Frisco and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

8.) All modifications to this document shall be by means of plat and approved by the City of Frisco.

This plat is approved subject to all plating ordinances, rules, regulations and resolutions of the City of Frisco, Texas.

**STREET EASEMENT**

The area or areas shown on the plat as "Street Easement" are hereby given and granted to the City of Frisco, its successors and assigns, as an easement to construct, reconstruct, operate, repair, replace, relocate, alter, remove and prepare for main street and highway facilities, together with all appurtenant easements, and to use the same for the purposes herein stated, and to use the same for the purposes herein stated, and to use the same for the purposes herein stated, but are not limited to: curbs, gutters, inlets, aprons, traffic signs with or without attached flashing lights, guard rails, sidewalks, buried conduits, buried city utilities, and underground franchise utilities. Street Easements shall remain accessible at all times and shall be operated by the Owners of the lot or lots that are traversed by, or adjacent to the Street Easement. After doing any work in connection with the construction, maintenance or repair of the street and highway facilities, the City shall restore the surface of the Street Easement as close to the condition in which it was found before such work was undertaken as is reasonably practicable, except for trees, shrubs and structures within the Street Easement that were removed as a result of such work.

**ACCESS EASEMENT**

The undersigned covenants and agrees that the access easement(s) may be utilized by any person or the general public for ingress and egress to other property, and to use the same for the purposes herein stated, and to use the same for the purposes herein stated, and to use the same for the purposes herein stated, and to use the same for the purposes herein stated, with the right and privilege of the City of Frisco, its agents, employees, workmen and representatives having ingress, egress and regress in, along upon and across said premises.

**FIRE LANE EASEMENT**

The undersigned covenants and agrees that they shall construct upon the fire lane easements, as dedicated and shown hereon, a fire apparatus access road in accordance with the Fire Code and City standards and that they shall maintain the same in a state of good repair at all times in accordance with City Ordinance. The fire lane easement for the fire apparatus access road shall be kept free of obstructions in accordance with City Ordinance. The fire apparatus access road in accordance to City Ordinance. The fire lane easements is the responsibility of the owner. The owner shall identify the appurtenant access road in accordance with City Ordinance. The Chief of Police or his/her duly authorized representative is hereby authorized to cause such the lane and utility easement to be maintained free and unobstructed at all times for the department and emergency use.

OWNER: **THE RUDMAN PARTNERSHIP**

BY: **TREY SIBLEY, III, MANAGER**

STATE OF TEXAS

COUNTY OF

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this \_\_\_\_ day \_\_\_\_ 2016.

NOTARY PUBLIC, COUNTY, TEXAS

My commission expires on

CITY OF FRISCO PROJECT NUMBER

CONVEYANCE PLAT

LEBANON-PARKWOOD

ADDITION

BLOCK A, LOTS 2, 4 & 5

BEING 9.255 ACRES SITUATED IN

THE JAMES BOLIN SURVEY, ABSTRACT NO. 32,

CITY OF FRISCO, DENTON COUNTY, TEXAS.

LOT 3, BLOCK A

LEBANON-PARKWOOD ADDITION

INST# 2015-189

P.R.C.C.T.

N 89°10'26" E 680.51'

CRS

10'X15' WATER ESMT.

INST# 2015-189

P.R.C.C.T.

15' TEMPORARY DRAINAGE EASEMENT

10'X15' WATER ESMT.

INST# 2015-189

P.R.C.C.T.

10' WATER ESMT.

INST# 2015-189

P.R.C.C.T.

10' WATER ESMT.

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10' WATER ESMT.

INST# 2015-189

P.R.C.C.T.

LOT 1, BLOCK A

LEBANON-PARKWOOD ADDITION

INST# 2014-239

P.R.C.C.T.

10'X15' WATER ESMT.

INST# 2014-239

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INST# 2014-239

P.R.C.C.T.

10'X15' WATER ESMT.

INST# 2014-239

P.R.C.C.T.

LOT 2, BLOCK A

LEBANON-PARKWOOD ADDITION

INST# 2014-239

P.R.C.C.T.

10'X15' WATER ESMT.

INST# 2014-239

P.R.C.C.T.

10'X15' WATER ESMT.

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